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estate agents

Campbell Court
Stockton-On-Tees

£45,000
ENERGY RATING: D-64

A spacious and well presented top floor leasehold flat with 105 years remaining on the lease. The accommodation comprises; secure communal entrance hall with a storage cupboard housing combi boiler, inside the flat there is a kitchen/diner, lounge, two double bedrooms and bathroom/WC. This property benefits from full UPVC double glazing, gas central heating with combi boiler, entry phone system, secured communal gardens to the rear and an open outlook to the front. Energy Rating: C-72. Council Tax Band: A (£1,714.74). Service Charge: £1284.00 PA.

• Two Double Bedrooms • Top Floor Flat • Lounge & Kitchen/Diner • Bathroom • Combi Gas CH & UPVC DG

ENTRANCE HALL

Intercom communal door to block and solid wooden door to hallway.

LOUNGE

Front aspect UPVC double glazed window, radiator.

KITCHEN

Rear aspect UPVC double glazed window. A range of base and wall units with rolled worksurfaces incorporating 1 1/2 stainless steel sink and mixer tap. Gas range cooker with stainless steel extractor hood and splashback, space for washer and fridge freezer, spotlights and a radiator.

BEDROOM ONE

Front aspect UPVC double glazed window and a radiator.

BEDROOM TWO

Rear and side aspect UPVC double glazed window and a radiator.

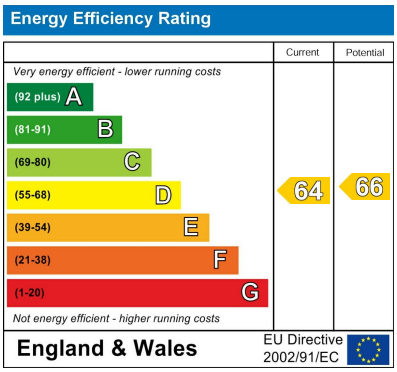
BATHROOM

Rear aspect UPVC double glazed window and a radiator. Modern white suite comprising: panel enclosed bath with mains shower over and glass screen, pedestal sink and low level WC. Fully tiled walls and floor, spotlights and chrome heated towel rail.

** NOTES **

Leasehold - 105 years remaining. Service Charge: £1284.00 per year.

• Communal Gardens to Rear • Energy Rating: C-72 • Council Tax Band: A (£1,714.74) • Service Charge: £1284.00 PA. • Leasehold - 105 years remaining



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondestates.co.uk
www.drummondestates.co.uk

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estate agents